

Bylaw 17736

Adoption of the Stillwater Neighbourhood Structure Plan

Purpose

This Bylaw adopts the Stillwater Neighbourhood Structure Plan, establishing land use patterns and residential densities for this area within northwest Edmonton.

Readings

Bylaw 17736 is ready for first and second readings after the Public Hearing has been held. Third reading is to be withheld pending review by the Capital Region Board.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed Stillwater Neighbourhood Structure Plan establishes land use patterns and residential densities, depicts the general alignment of arterial and collector roadways, and determines servicing patterns and development phasing. This framework supports residential, commercial, school and park uses, while protecting significant environmental features and wildlife corridors. It promotes connectivity to passive and active recreational uses and provides opportunities for low impact development.

An associated amendment to the Riverview Area Structure Plan is advancing concurrently under Bylaw 17735.

All comments from civic departments and review agencies have been addressed.

Policy

The proposed Neighbourhood Structure Plan supports the following policies within *The Way We Grow*, Edmonton's Municipal Development Plan:

- Promote medium and higher density residential and employment around transit centres
- Link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network where feasible
- Ensure that all neighbourhoods and districts are served by recreational and social facilities such as libraries and recreation centres to serve their residents

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

Public Consultation

Sustainable Development sent an advance notice and Public Meeting invitation on May 7, 2014, to surrounding property owners, West Edmonton Communities Council Area Council, and the Cameron Heights, Greater Windermere, and Wedgewood Ravine Community Leagues. Enoch Cree Nation, Parkland County, and Leduc County Council were also notified.

A Public Meeting regarding this proposal and the associated Riverview Area Structure Plan amendment was held on June 25, 2015. A summary of the feedback received in response to the notification and meeting is included in the attached Sustainable Development Report.

Attachments

1. Bylaw 17736
2. Sustainable Development report (attached to Bylaw 17735 – Item 5.1)